Name and Address of New Owner:
WNP, LLC
6206 Milbrook Rd.
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1046846 DEEDQC
09/07/2023 10:33:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230907-0070135

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

Map & Parcel No:
091-12-0-236.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Saeed Sassan being one in the same person as Saeed Sasaan**, a married man, "the Grantor," convey and quitclaim unto, **WNP, LLC**, a Tennessee limited liability company "the Grantee," all his interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, Being Lot No. 3 on the unrecorded map of Mrs. Mary Harwell Subdivision of Lot No. 7 and part of Lot No. 12 on the plan of Clifton, as originally recorded in Book 21, Page 35, Register's Office for said County.
>
> According to unregistered copy of said Plan, said Lot No. 3 fronts 50 feet on the east side of 41st Avenue North, formerly Bass Avenue, and runs back between parallel lines to and 100 feet north from Delaware Avenue, 200 feet to an alley.
>
> Being the same property conveyed to Saeed Sasaan, their heirs and assigns, by Warranty Deed from David Komisar, Trustee of the Louis Komisar Living Trust Agreement dated 10/10/00, dated October 15, 2012, and recorded on October 15, 2012, in Instrument Number 20121015-0094214, Register's Office for Davidson County, Tennessee. The said Saeed Sassan was erronously referred to as Saeed Sasaan.
>
> This is improved proeprty located at: 604 41st Avenue North
> Nashville, TN 37209

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 5th day of September, 2023.

GRANTOR:

Saeed Sassan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of September, 2023, before me personally appeared Saeed Sassan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of September, 2023.

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Notary Signature
My Commission Expires: 3/3/2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $-0-, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 5th day of September, 2023.

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Notary Signature
My Commission Expires: 3/3/2025

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, do hereby make oath that I am a licensed Attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 9/5/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 9/5/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of September, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

